

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 4, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case ROW22-01: Request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

Werderitch presented the history of the unimproved public right-of-way and outlined the process for having it vacated. Staff received one written comment from the property owner at 817 East 59th Street. Austin and Saralyn Ostwinkle of Seven Hills Paving stated the purpose of the petition is to develop the four lots south of East 59th Street. The land would be further subdivided to enable private access to the site.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Brandsgard, Garrington, Stelk, Reinartz, Maness
Staff: Berkley, Werderitch

III. Report of the City Council Activity

IV. Secretary's Report

- B. Consideration of the November 30, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the November 30, 2021 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

- i. Case P22-01: Request of Splendor Homes LLC on behalf of KJTLJ LLC for a preliminary plat of Splendor Estates of a 47-lot subdivision on 26.11 acres, located at 2448 and 2460 East 60th Street. [Ward 8]

Werderitch provided an overview of the proposed residential subdivision, which has lots compatible in size to the surrounding residential neighborhoods. Mike Richmond of Townsend Engineering was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission forward P22-01 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. The preliminary plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. East 60th Street shall be renamed to East 61st Street.
2. Rename Lorton Avenue to East 60th Street.
3. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport. Sidewalks along the Jersey Ridge Road frontage shall be constructed when so ordered by the City of Davenport."
4. Revise the easement description "20' Sanitary & Utility Easement" to "20' Sewer & Utility Easement".
5. The storm sewer heading north through Heather Avenue shall be located within a sewer easement.

6. Add a note indicating whether the sump pump lines will be located in the front or back yards.
7. Include a note indicating ownership and maintenance of any future hard surface in the Driveway/Detention Basin Access Easement, located to the east of Lot 26.
8. Include Base Flood Elevation to Note 7. Add "and is subject to the regulations in Chapter 15.44 of the City Code entitled Flood Damage Prevention."
9. Add the portions of the floodplain in Lots 7 and 8 in a floodplain easement.
10. Remove Note 12.
11. Each outlot that is designated as storm water detention shall be located in a storm water detention easement.
12. Add a note stating, "Storm water detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association."

Motion by Inghram, second by Hepner to approve Case P22-01 subject to conditions. Motion to approve was unanimous by a roll call vote (9-0). Tallman abstained.

- ii. Case F22-01: Request of C&L Plaza LLC for a Final Plat of Katie's Eastern Avenue Addition of a 45-lot subdivision on 19.26 acres, located north of East 58th Street and east of Eastern Avenue. [Ward 8]

Werderitch presented a summary of the proposed residential subdivision. The Plan and Zoning Commission approved the Preliminary Plat at their November 16, 2021 meeting date. The applicant has revised the name from Prairie Pointe 2nd Addition to Katie's Eastern Avenue Addition. Mike Richmond of Townsend Engineering was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-01 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.

2. That the utility providers sign the plat when their easement needs have been met.
3. Add an approval signature line for Metronet.
4. Revise note 12 to state that no driveway access from Eastern Avenue shall be allowed.

Motion by Inghram, second by Johnson to approve Case F22-01 subject to conditions. Motion to approve was unanimous by a roll call vote (10-0).

VIII. Future Business

Berkley stated Case ROW22-01 will return at the January 18, 2022 Plan and Zoning Commission meeting for a formal vote.

IX. Communications

X. Other Business

XI. Adjourn

Motion by Tallman, second by Reinartz to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:25 pm.